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PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

11-046-O

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH AS REFERENCED IN CHAPTER 50, OF THE DULUTH CITY CODE, 1959, AS AMENDED, TO PROVIDE FOR THE RECLASSIFICATION FROM R-1, RESIDENTIAL-TRADITIONAL, TO R-2, RESIDENTIAL-URBAN, OF THE PROPERTIES LOCATED AT 1303 AND 1315 WEST ARROWHEAD ROAD (CITY OF DULUTH).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject properties, Tax Parcel No. 010-1560-02210, being Lots 20, 21 and 22, Farrell & Culvers Addition to Kenwood, 1303 West Arrowhead Road, and Tax Parcel No. 010-1560-02190, being Lots 18 and 19, Farrell & Culvers Addition to Kenwood, 1315 West Arrowhead Road, be reclassified from R-1, Residential-Traditional, to R-2, Urban-Residential, and that the official zoning map of the city of Duluth as referenced in Chapter 50 of the Duluth City Code, 1959, is amended to read as follows:

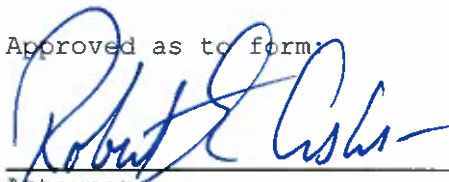


(Ref. File No. 11-105)

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Section 2. That this ordinance shall take effect and be in force 30 days from and after its passage and publication.

Approved as to form:



Attorney

PC:plng JK:eu 9/14/2011

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from R-1 to R-2 for properties located at 1303 and 1315 West Arrowhead Road.

On September 13, 2011, the Duluth city planning commission held a public hearing on the proposal and voted 6-0 to recommend that the city council approve the rezoning request for following reasons:

- 1) The rezoning request is consistent with the Comprehensive Land Use Plan;
- 2) The R-2 zone district is consistent with the Comprehensive Land Use Plan description of the Urban Residential future land use category;
- 3) The R-2 zone district was established to accommodate multi-family and townhouses. It also provides for single family-family detached dwellings and duplexes as permitted uses, and offices are allowable with a Special Use Permit. The R-2 district is intended primarily for locations closer to commercial and mixed use activity centers.
- 4) Material adverse impacts on nearby properties are not anticipated.

Date of application: July 14, 2011

Action deadline: Not Applicable

Petitioner:

City of Duluth

Planning Division

Room 208

City Hall

Duluth, Minnesota 55802

FN 11-105